

Village of Bald Head Island

Council Worksession

March 24, 2006

Councilmembers Present: Mayor Larry Lammert, Mayor Pro Tempore Andy Sayre and Councilmembers Gene Douglas, Art Morris and John Pitera.

Staff Present: Village Manager Jon Middleton, Chief of Police Richard Herring, Chief of Emergency Services Chip Munna, Tax Collector Dawn Reno, Utilities Director Ken Bowling, Public Works Director Ben Liddle, Building Inspector Stephen Boyett, Village Attorney Charles Baldwin and Village Clerk Amy Candler recording the meeting.

Others Present: Bald Head Limited Director of Communications Joyce Fulton, Bald Head Island Director of Planning Jim Henry and Bald Head Association Manager Joey Hill.

Citizens Present: Richard Mesaris and Albert and Anita Schnog

1. Call to Order/Approval of Agenda Mayor Lammert

Mayor Lammert called the March 24, 2006 Work Session meeting to order at 9:30 a.m. Mayor Lammert asked for amendments to the Work Session agenda. With no changes to the agenda, Mayor Pro Tempore Sayre made a motion to approve the agenda as presented. In a voice vote, all voted in favor. **(Motion carried 5-0)**

2. Review of Agenda for the Regular Meeting of March 24, 2006

Mayor Lammert explained that the resolution on the agenda is in support of the use of tolls to construct, operate and maintain Interstate 74. He advised that according to the information that he has seen I74 will not have an entrance or exit located anywhere within Brunswick County. Therefore, it may not be pertinent for the Village to support this resolution. Mayor Pro Tempore Sayre commented that this is just the first stages of the process and he feels that the Village should support the resolution at this time.

Mayor Lammert advised that he and Ms. Boyd worked together and made some changes to the financial summary. The top half of the summary is the current cash holdings and then followed by the restricted cash. Mayor Pro Tempore Sayre asked if the budget for the Utility Department will follow the same time scheduled as the other departments. Mr. Middleton responded that Utility budget will be a fiscal year budget like the rest of the Village Departments.

Mayor Lammert advised that he and Mr. Middleton made a very successful trip to Washington DC. He further advised that he would speak further about the trip at the afternoon meeting. Mayor Lammert announced that Mayor Pro Tempore Sayre visited Washington DC a few days prior and asked that he report on his visit. Mayor Pro Tempore Sayre reported that he talked to local representatives regarding the President's Budget and the new port. He advised that the Federal Representatives were surprised when the announcement came out regarding the port and were not pleased as to how it was announced.

Councilor Douglas reported that he is going to do a brief report at the afternoon meeting regarding the Beach Vitex Symposium that he attended earlier in the week.

Mayor Pro Tempore Sayre reported that Mr. Mesaris has been working on some recommendations from the Public Works Committee and is here at the meeting to review

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those recommendations. Mr. Mesaris reported that the Public Works Committee came up with seventeen (17) separate recommendations and has presented all of them to the Council in writing. Mayor Lammert suggested that the Council turn the recommendations over to staff and have the Village Staff report back. Mayor Pro Tempore Sayre suggested that the Council address the recommendations that can be acted on without further research. The Village Council briefly reviewed the recommendations and in particular discussed the feasibility of continuing the cardboard recycling program. Councilor Morris asked how much it costs the Village a year to recycle cardboard. Mr. Middleton responded that it costs the Village approximately \$12,000 a year to recycle cardboard. Mr. Liddle commented that an additional problem with the cardboard is that people tend to drop it off at the recycle center during the hours the center is closed of which creates a mess around the center that takes time out of the staffs day to clean up. Mayor Pro Tempore Sayre made a motion to start the educational process immediately regarding the disposal of cardboard and discontinue the cardboard recycling program as of May 1st. In a voice vote, all voted in favor. (Motion carried 5-0)

Mayor Pro Tempore Sayre suggested moving the open house of the Public Works expansion to the Memorial Day weekend to give the department more time to prepare for the open house. Mr. Liddle advised that the site would be clean and ready for the intended open house date of April 7th.

3. Committee Member Appointments

- Finance Committee

Mayor Lammert advised that Lawrence Kirby has applied to fill the vacancy on the Finance Committee. Councilor Pitera made a motion to appoint Mr. Kirby to the Finance Committee. In a voice vote, all voted in favor. (Motion carried 5-0) jp motion

- Public Safety Committee

Mayor Lammert advised that Ellen Steinberg has applied to fill the vacancy on the Public Safety Committee. Councilor Pitera made a motion to appoint Ms. Steinberg to the Public Safety Committee. In a voice vote, all voted in favor. (Motion carried 5-0)

- Public Works Committee/Chairman

Mayor Lammert advised that Joe Ridgeway resigned his position from the Public Works Committee and therefore causing a vacancy on the Committee as well as leaving the chair position vacant. He further advised that the Public Works Committee has recommended that the Village Council appoint Richard Mesaris as the chair to the Committee. Mayor Lammert also commented that Dana Quanstrom has agreed to fill the vacancy on the Committee. Mayor Pro Tempore Sayre made a motion to appoint Mr. Quanstrom to the Public Works Committee and Richard Mesaris as the Chairman to the Committee. In a voice vote, all voted in favor. (Motion carried 5-0)

4. Update on the Collector Street Study Being Conducted for Southeastern Brunswick County

Mayor Lammert reported that a few months ago the Council agreed to spend \$5,000 to assist in the funding of a collector street study for this area. He advised that the State has agreed to move forward with this project and therefore the Village will no longer need to assist in the funding.

5. Update on the Median Maintenance Program—*Chris McCall*

Mr. McCall gave a brief presentation regarding the median maintenance program. He advised that the next location of where maintenance and plantings will occur is planned for South Bald Head Wynd at Sea Lavender to Laughing Gull. Mr. McCall continued to explain that irrigation will be installed to the areas as well as sea oats, bitter panicum and other plantings that will survive the Island conditions. Mr. McCall advised that he would like to concentrate on getting sea oats and bitter panicum in the median as quickly as possible as well as rope and pole fencing to eliminate parking and traversing on the median. Mayor Pro Tempore Sayre commented that the Village needs to move forward with the median project to use the funds that were approved in the 2005-2006 budget. It was the consensus of the Village Council to move forward with the median project on South Bald Head Wynd at Sea Lavender to Laughing Gull.

Mayor Pro Tempore Sayre reported that one lane of South Bald Head Wynd is lower than the other and needs to be raised without causing a problem with drainage. Mr. Henry reported that Bald Head Island Limited is planning to pave their portion of South Bald Head Wynd in the fall and it would be more feasible for the Village to wait until the fall to move forward with any improvements to South Bald Head Wynd. The Council agreed that the South Bald Head Wynd paving project should be moved to the fall to allow Village Staff the appropriate time for the specifications of this project. The Village Council also directed Mr. Middleton to move forward with hiring a firm to shoot the elevations of the road.

6. Discussion of the Marina Entrance Spur/Extension

Mayor Lammert advised that there seems to be some confusion regarding the funding of the spur at the entrance of the Marina. Mayor Pro Tempore Sayre asked where the Village is at on the permitting process of the spur project. Mr. Middleton advised that Bald Head Island Limited holds the permit for the project therefore; Mr. Olsen has been working with Mr. Henry regarding the CAMA permit. Mr. Henry reported that CAMA is not thrilled about having an additional hardened structure at the entrance of the Marina. There was further discussion regarding the spur, the permitting process and the best possible placement of the spur/extension. The Council agreed to get additional information on exactly what would be the best plan regarding the spur/extension for the entrance of the marina before agreeing to any type of funding for the project.

7. Discussion of the Wear Decking and Stainless Steel Hardware for the Timber Bridge

Mayor Lammert advised that after doing some research regarding hot dipped galvanized hardware versus stainless steel hardware he came up with nothing stating the stainless steel is more sufficient. Mr. Schnog was available for comment regarding the hot dipped galvanized hardware. He stated that the galvanized will do the exact same job for a lot less money. Councilor Morris commented that his son does structural work on bridges in coastal areas and he commented that the galvanized is used on most of his projects. Mayor Pro Tempore Sayre concurred that he is willing to compromise on the hot dipped galvanized hardware. It was the consensus around the table of the Village Council to allow the hot dipped galvanized hardware on the bridge versus the original stated stainless steel hardware as first stated.

On the Issue of the wear decking, Councilor Morris commented that his son believes that wear decking is absolutely necessary on the bridge. Mayor Lammert asked the Council of their feelings regarding the request from Bald Head Island Limited to cost share the expense of wear decking. Councilor Morris emphasized that he does not feel pressure to share the expense of the wear decking with Limited. He further emphasized that he thinks the Council has already compromised enough by allowing the trams to travel on the bridge as well as with the stainless steel hardware. Councilor Douglas added that he does not believe the Council should give money toward the development of the Island. Mayor Pro Tempore Sayre questioned Mr. Henry as to how the figures for the wear decking were arrived. Mr. Henry explained that the price is an estimated cost that was given by the contractor of the bridge. He advised that Limited does not have the contractor under a written agreement at this time so the estimate of the wear decking could fluctuate. Mayor Lammert advised that there were provisions added to the bridge for maintenance reasons. He further advised that the Council is dealing with approximately \$25,000. He asked for the Council's consensus regarding the funding. Mayor Pro Tempore Sayre emphasized that he does not agree with the cost sharing but for the safety and welfare of the Island he will agree to spend no more that \$20,000 on the wear decking. Mayor Pro Tempore Sayre put his comments in the form of a motion, stating that he moves to allow the hot dipped galvanized hardware versus the stainless steel and share the expense of the wear decking up to \$20,000 or less. In a voice vote, all voted in favor. **(Motion carried 5-0)**

8. Update on Historical Marker Program—*Mayor Pro Tempore Sayre*

Mayor Pro Tempore Sayre reported that he met with Dick Johnson and Mary Conklin and discussed the clearing of the Battery Four area. He advised that Ms. Conklin is working on drawing that will include a wooden walkway as well as a parking area for this historical marker.

9. Discussion of Harbor Village Association Groins

Mayor Pro Tempore Sayre reported that he and Mr. Middleton have met with Ms. Fulton to discuss the maintenance of the groins that is owned by the Harbor Village Association. Ms. Fulton shared the cost data information maintenance of the groins. She advised that she does not have the total replacement cost for the groins. She further advised that the intent of Limited is to transfer the permits to the Harbor Association. The Harbor Association would like for the Village to maintain the groins while the Association holds the permit in their name. Mr. Middleton commented that the Village maintains several permits. He continued asking why the Harbor Village Association would not want to transfer the permit to the Village. Ms. Fulton answered that the Harbor Association feels if they keep control of the permit situation and the maintenance of the groins are not kept up they will have something to fall back on. Mayor Lammert commented that he does not understand why the Village should be responsible for these groins. Ms. Schnog stated that tax payer money pays to maintain the rest of the groins on the Island and the Association thinks that the Village should also maintain the four that they are responsible for. Mayor Pro Tempore Sayre emphasized that there is a lot of valuable property in the area around the groins and it would be not be good for these lots to be destroyed due to erosion. Mr. Middleton emphasized that if the Village Council agrees to maintain the groins the permits need to be transferred to the Village versus the Harbor Village Association. The Village Council directed Mr. Middleton to get additional information regarding the maintenance and replacement costs of the groins as well as the permitting process.

10. Manager's Update on Village Projects and Other Matters for Consideration

Mr. Middleton advised that he would report on the power line replacement project being done by Progress Energy at the afternoon meeting.

Mr. Middleton reported that the Corps has agreed to meet with the Village on April 24th at 1:30 in the Wilmington office.

Mr. Middleton reported that the Village is going to move forward with the bid documents for the stormwater improvements. He advised that the cost of the improvements has been estimated at \$330,000. He further advised that the estimate does not include the cost of the portable generator. Mr. Middleton reported that there has been a slight delay in the process due to an issue regarding an easement between two (2) property owners. He advised that he hopes the construction phase of the improvements will begin by June 1st. He further advised that he has instructed Coastal Land Design to move forward with the construction documents.

Mr. Middleton reported that the Deer Management Project was deemed successful. He advised that the sharpshooters with the help of Captain Cox and Lieutenant Stone took one hundred forty-five (145) deer in four (4) nights. He reported that Mr. Padgett with NC Wildlife issued the depredation permit and advised the Village to go directly through him next year. Mr. Middleton advised that all of the meat has been processed and donated to Hunters for the Hungry.

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Mr. Middleton reported that he moved forward with hiring an engineer for the estimated cost of extending the sewer to Middle Island. Mayor Pro Tempore Sayre advised that Charlie Young would like to meet with the Council regarding this project. Mayor Lammert and Mayor Pro Tempore Sayre agreed to meet with Mr. Young on April 3rd.

Mr. McCall asked the Council to amend the afternoon meeting agenda to include an approval of the spring paving project recommendation. Mr. Henry commented that Limited is also doing a spring project and suggested the Village and Limited work together on these projects.

11. Closed Session (pursuant to N.C. General Statutes 143-318.11(a) (3) and (5))

- Howard Biggers III, vs. Village of Bald Head Island, et al
- Village of Bald Head Island, vs. US Army Corps of Engineers
- Legal Issues Regarding Utilities Operations

At this time, Mayor Lammert advised that the Council will enter into closed session. Councilor Pitera made a motion to enter into closed session pursuant to N.C. General Statutes 143-318.11(a) (3) and (5). In a voice vote, all voted in favor. **(Motion carried 5-0)**

Councilor Pitera made a motion to return to open session. In a voice vote, all voted in favor. **(Motion carried 5-0)** Mayor Lammert advised that no action was taken during closed session.

The open meeting reconvened at 10:45 a.m.

12. Adjourn

Mayor Lammert asked for any additional items for discussion. With no additional items for discussion, Councilor Morris made a motion to adjourn the March 24, 2006 Council Work Session meeting. In a voice vote, all voted in favor. **(Motion carried 5-0)**

The meeting adjourned at 1:04 p.m.

Approved:

Larry Lammert, Mayor

Attest:

Amy R. Candler, Village Clerk

